

LOCATION MAP  
NOT TO SCALE

# LEGEND:

EXIST.	EXISTING
ELEC.	ELECTRIC
TEL.	TELEPHONE
CATV	CABLE TELEVISION
SAN. SWR.	SANITARY SEWER
ESM'T.	EASEMENT
R.O.W.	RIGHT-OF-WAY
BLOG.	BUILDING
N.C.B.	NEW CITY BLOCK
BLK.	BLOCK
E.T. & CATV ESM'T.	ELECTRIC, TELEPHONE, & CABLE TELEVISION EASEMENT
○	FOUND 1/2" IRON ROD
○	FOUND 1/2" IRON ROD & CAP (MBC)
●	SET 1/2" IRON ROD & CAP (MBC)
□	FOUND CONCRETE MONUMENT

## NOTES:

1. BASED ON A MAP TO MAP TRANSFER (BY VISUAL INSPECTION OR SCALING ONLY) THE SUBJECT PROPERTY HEREON IS SHOWN TO BE LOCATED IN FLOOD ZONE "X" (UNSHADED). ON COMMUNITY PANEL NUMBER 480045 0278 E DATED FEBRUARY 16, 1996, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP.

FLOOD ZONE DEFINITION: (FOR MORE DETAILED DEFINITION CONSULT FLOOD MAP(S)).

ZONE "X" (UNSHADED) AREAS OUTSIDE 500-YEAR FLOOD PLAIN.

2. PLAT ESTABLISHING THREE (3) COMMERCIAL LOTS.
3. IRON RODS FOUND OR SET AT ALL PROPERTY CORNERS.
4. STATE PLANE COORDINATES AS SHOWN HEREON WERE DERIVED FROM G.P.S. OBSERVATION AS OBTAINED FROM GEODETIX, INC.
5. ROTATE BEARINGS 00°17'39" COUNTERCLOCKWISE TO OBTAIN STATE PLANE COORDINATE SYSTEM.

## NOTES:

THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITH THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC §213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TNRCC OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TNRCC.

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

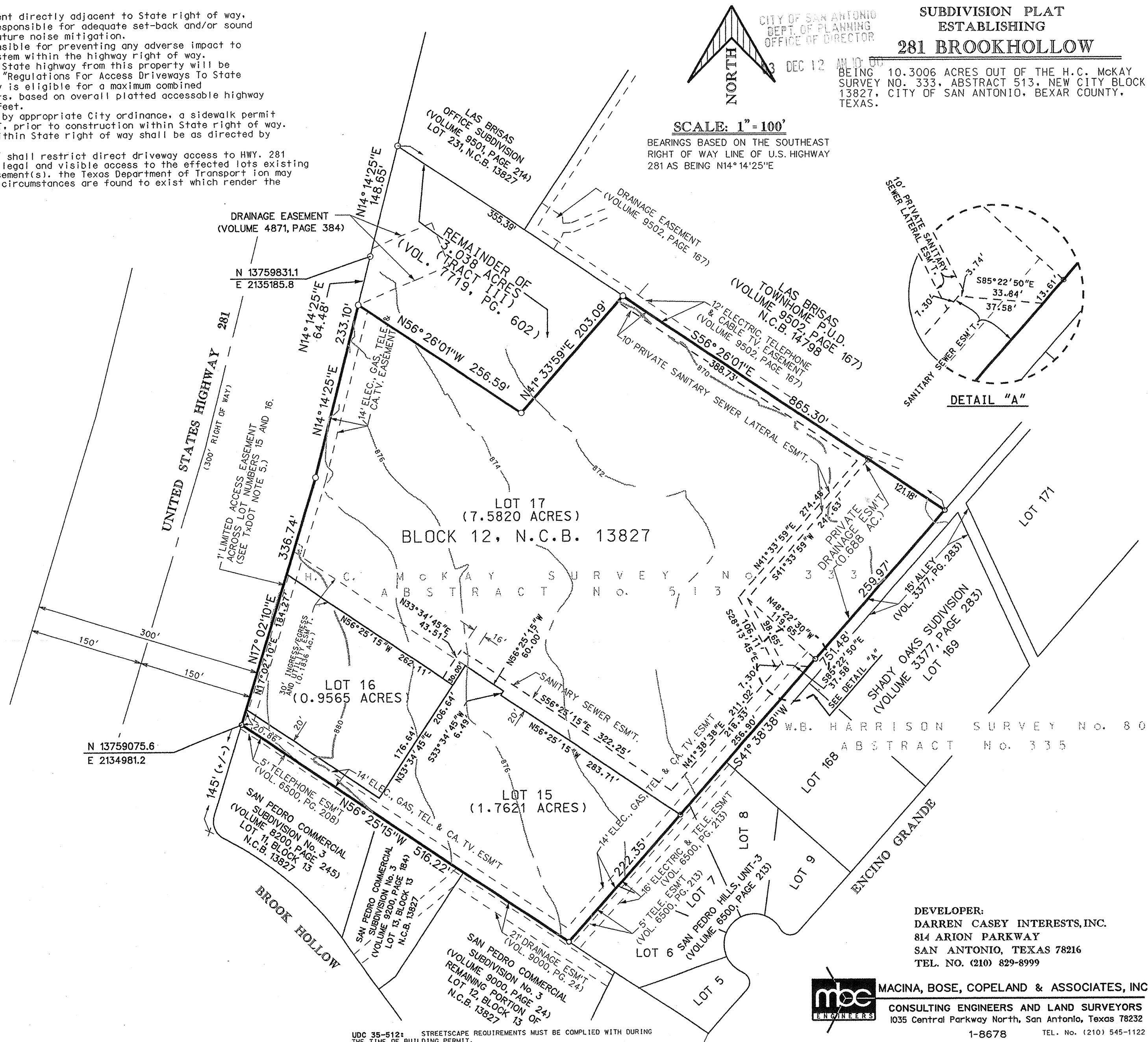
STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: SAMUEL B. BLEDSOE

REGISTERED PROFESSIONAL LAND SURVEYOR

## TXDOT NOTES:

1. For residential development directly adjacent to State right of way, the Developer shall be responsible for adequate set-back and/or sound abatement measures for future noise mitigation.
2. Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within the highway right of way.
3. Maximum access points to State highway from this property will be regulated as directed by "Regulations For Access Driveways To State Highways". This property is eligible for a maximum combined total of two access points, based on overall platted accessible highway frontage of 570' linear feet.
4. If sidewalks are required by appropriate City ordinance, a sidewalk permit must be approved by TxDOT, prior to construction within State right of way. Locations of sidewalks within State right of way shall be as directed by TxDOT.
5. "Limited Access Easement" shall restrict direct driveway access to HWY. 281 frontage road as long as legal and visible access to the effected lots existing through common access easement(s). the Texas Department of Transportation may waive the restriction if circumstances are found to exist which render the restriction unreasonable.



## SUBDIVISION PLAT ESTABLISHING 281 BROOKHOLLOW

BEING 10.3006 ACRES OUT OF THE H.C. MCKAY SURVEY NO. 333, ABSTRACT 513, NEW CITY BLOCK 13827, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'

BEARINGS BASED ON THE SOUTHEAST RIGHT OF WAY LINE OF U.S. HIGHWAY 281 AS BEING N14°14'25"E

DETAIL "A"

DEVELOPER:  
DARREN CASEY INTERESTS, INC.  
814 ARION PARKWAY  
SAN ANTONIO, TEXAS 78216  
TEL. NO. (210) 829-8999



MACINA, BOSE, COPELAND & ASSOCIATES, INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS  
1035 Central Parkway North, San Antonio, Texas 78232  
1-8678 TEL. No. (210) 545-1122

UDC 35-512: STREETScape REQUIREMENTS MUST BE COMPLIED WITH DURING THE TIME OF BUILDING PERMIT.

IMPACT FEE PAYMENT DUE: THE OWNER HAS DEFERRED ALL IMPACT FEES. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

NOTE: "WASTEWATER EDU NOTE. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT."

NOTE: THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS. ANY OPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

THIS PLAT OF 281 BROOKHOLLOW HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY \_\_\_\_\_ SECRETARY BY \_\_\_\_\_ CHAIRMAN

STATE OF TEXAS  
COUNTY OF BEXAR

I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY,

DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ M. AND DULY

RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ M.

IN THE RECORDS OF \_\_\_\_\_ ON PAGE \_\_\_\_\_

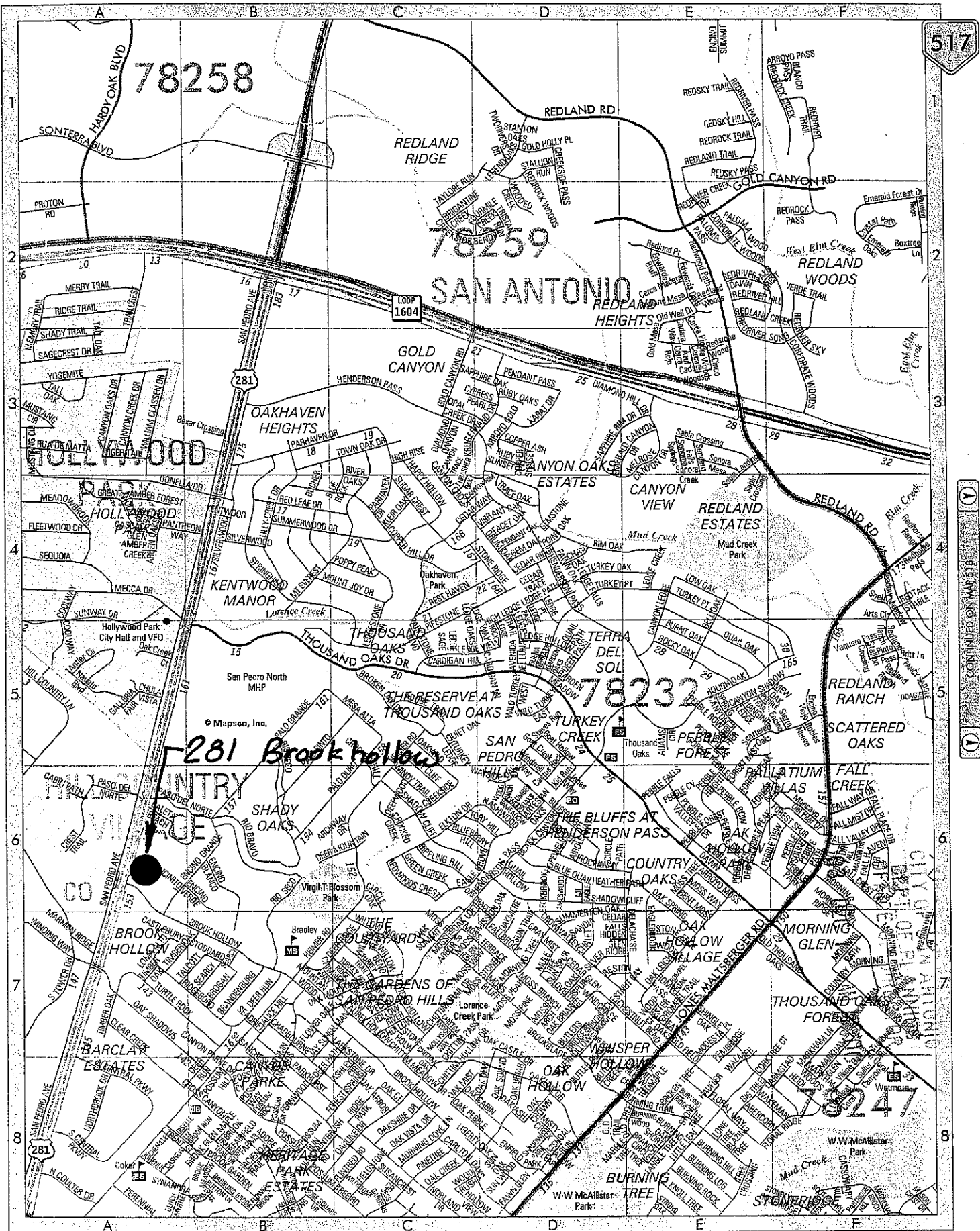
OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY \_\_\_\_\_, DEPUTY

VRP# 04-12-038



SCALE IN MILES  
0 1/8 1/4 3/8 1/2

SCALE IN FEET  
0 1000 2000 3000



City of San Antonio  
New  
Vested Rights Permit  
Application

*file*  
CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR  
03 DEC 12 AM 10:00

Permit File: # 04-12-038  
Assigned by city staff

Date: December 10, 2003

1. All applicable information on application must be legibly printed or typed for processing. *If application is completed on behalf of the property owner please attach power of attorney or letter of agent*
2. Please complete subject of application and attach 2 maps of the property and 2 sets of all applicable documents.

**Note: All Applications must have a Site Map showing the Area Boundary (Attached).**

Owner/Agent Darren Casey Interests Phone: (210) 829-8999 Fax: (210) 829-8998  
Address: 814 Arion Parkway, Suite #200, San Antonio, Texas Zip: 78216  
Engineer/Surveyor: Macina, Bose, Copeland & Assoc., Inc. Phone: (210) 545-1122 Fax: (210) 545-9302  
Address: 1035 Central Parkway North, San Antonio, Texas Zip: 78232

1. Name of Project: 281 BROOKHOLLOW
2. Site location or address of Project: 145' N. of the intersection of Hwy. 281 & Brookhollow
3. Council District 9 ETJ Yes Over Edward's Aquifer Recharge ☒ yes ☐ no
4. What is the specific purpose of this Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? *Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.*  
To construct a "Microtel" (hotel) on one of the commercial lots being platted.  
The purpose of the other remaining commercial lots are currently unknown.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
5. What is the date the applicant claims rights vested for this Project? January 10, 2003
6. What, if any, construction or related actions have taken place on the property since that date?  
None  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

• **PERMIT**

Type of Permit: \_\_\_\_\_ Date of Application \_\_\_\_\_  
 Permit Number: \_\_\_\_\_ Date Issued: \_\_\_\_\_  
 Expiration Date: \_\_\_\_\_ Acreage: \_\_\_\_\_

• **MASTER DEVELOPMENT PLAN (MDP) (Formerly POADP)\***

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: \_\_\_\_\_ # \_\_\_\_\_

Date accepted: \_\_\_\_\_ Expiration Date: \_\_\_\_\_ MDP Size: \_\_\_\_\_ acres

• **P.U.D. PLAN**

Name: \_\_\_\_\_ # \_\_\_\_\_

Date accepted: \_\_\_\_\_

• **Plat Application**

Plat Name: 281 Brookhollow Plat # 020122 Acreage \*11.713

Date submitted: 01/10/02 Expiration Date: 01/10/04

(Note: Plat must be approved within 18 months of application submittal date)

• **Approved Plat**

Plat Name: \_\_\_\_\_ Plat # \_\_\_\_\_ Acreage: \_\_\_\_\_ Approval

Date: \_\_\_\_\_ Plat Recording Date: \_\_\_\_\_ Expiration Date: \_\_\_\_\_ Vol./Pg. \_\_\_\_\_

(Note: If plat is not recorded within 3 years of plat approval permit right will expire).

• **Others**

**\*The acreage on the current plat (being approved by the agencies), has decreased from original Plat Application from 11.713 to 10.3006 acres**

**NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.**



# City of San Antonio

## Vested Rights Permit APPLICATION

Permit File: # 04-12-038 Resubmitted

### RECOMMENDATION OF THE CITY ATTORNEY'S OFFICE

---

#### CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION

*Not Subject To Disclosure  
Under Any Open Records or Public Disclosure Law*

---

*The City Attorney's Office recommends the Planning Department decide this application in the following manner:*

☒ **Approval**

☐ **Disapproval**

*Again, this is the recommendation of the City Attorney's Office. It is not and shall not be taken as nor substituted for the decision of the Planning Department.*

Reviewed By: 

Assistant City Attorney

Date: 1-14-04

Comments: As of January 10, 2003

For hotel project to be built on lot 15 (fifteen)  
Application cannot extend to entire property as vested rights  
run with a PROJECT and cannot be considered until a specific  
project is defined.

---

---

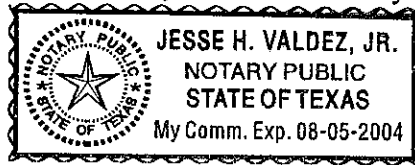
---

---

I hereby certify that all information this Application and the attached documents are true and correct and that it is my belief the property owner is entitled to Vested Rights on the listed location.

Print name: Robert A. Liesman Signature: [Signature] Date: 12/10/03

Sworn to and subscribed before me by Robert A. Liesman on this 10<sup>th</sup> day of December in the year 2003, to certify which witness by hand and seal of office.



[Signature]  
Notary Public, State of Texas

City of San Antonio use

Permit File: # \_\_\_\_\_  
Assigned by city staff

Date: \_\_\_\_\_

☒ **Approved**

☐ **Disapproved**

Review By: [Signature] Date: 1-14-04

Comments: NO ACTION 12/22/03

Attorney needs to know exactly which lot is intended for the "MICROTEL PROJECT"

Proposed hotel is going to be built on Lot 15, but this VRP application is for all of the "281 Brookhollow" plot (no. 020122). Hotel use on Lot #15 just happens to be the only specific use we now know. It seems to me that vested rights exist regardless of specific use, as long as eventual use is consistent with original "commercial" intent and zoning.

[Signature], VR  
M. B. C. ENGINEER

As of January 10, 2003  
for hotel project to be built on Lot 15 (fifteen) Application cannot extend to entire property as Vested Rights run with a "PROJECT" and cannot be considered until a specific project is defined



City of San Antonio  
Development Services  
Subdivision Section

# PLAT INFORMATION

Date Submitted: January 8, 2002

Plat ID Number: 020122

Plat Name: 281 BROOKHOLLOW

Owner/Agent: Darren Casey Interests Phone: (210) 829-8999 Fax: (210) 829-8998

Address: 814 Arion Parkway, San Antonio, Texas Zip Code: 78216

Engineer/Surveyor: Macina, Bose, Copeland & Associates, Inc. Phone: (210) 545-1122 Fax: (210) 545-9302

Address: 1035 Central Parkway North, San Antonio, Texas Zip code: 78232

## BACKGROUND

- ☒ Major Plat ☐ Minor Plat ☐ Amending Plat ☐ Development Plat
- ☐ DIRECTOR -OR- ☒ PLANNING COMMISSION
- Plat is associated with the development of a:
  - ☐ POADP: Y / N Name N/A #      Date Approved:
  - ☐ PUD: Y / N Name N/A #      Date Approved:
- All Specific Uses Proposed: Commercial Retail (restaurant, day care, warehouse, etc.)
- City Council District 9 Ferguson Map Grid 517-A6 School District N.E.I.S.D.
- Water Service: ☒ Saws ☐ Well ☐ Other Utility (name)
- Sewer Service: ☒ Saws ☐ Septic ☐ Other Utility (name)
- Existing Zoning B2 / B3 Case # if new application is in process N/A
- San Antonio City Limits - ☒ Yes ☐ No
- Edwards Aquifer Recharge zone? - ☒ Yes ☐ No
- Previous/existing land fill? - ☐ Yes ☒ No
- Parkland, greenbelts, or open space? Flood plain? - ☐ Yes ☒ No

## PLATTED AREA

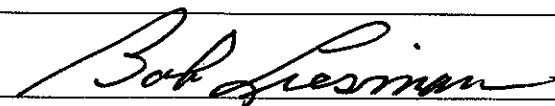
Streets ☐ Public ☐ Private total acreage 0 Linear Ft 0  
Parks ☐ Public ☐ Private total acreage 0

	<u>Acres</u>	<u>Lots</u>
Single-Family	<u>0</u>	<u>0</u>
Non-Single Family	<u>11.713</u>	<u>4</u>
Private Streets, Common Area, Open Space & Easements	<u>0</u>	<u>0</u>

RECEIVED  
02 JAN 10 PM 2:45  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

RECEIVED  
03 DEC 12 AM 10:00  
CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR









**MACINA BOSE COPELAND & ASSOC., INC.**  
1035 CENTRAL PARKWAY NORTH  
SAN ANTONIO, TX 78232  
(210) 545-1122

REMITTANCE ADVISE

30-76/1140

25339

PAY One hundred fifty and 00/100 DOLLARS

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NO.	CHECK AMOUNT
12/10/03	City of San Antonio	18678 - VRP fee	25339	\$ 146.00



**JEFFERSON STATE BANK**  
1000 N. LOOP WEST, SUITE 1000  
SAN ANTONIO, TEXAS 78205  
(210) 734-4311

*ALLS. GCLL*

⑈025339⑈ ⑆1400763⑆ ⑆1007755⑈

SECURITY FEATURES: MICRO PRINT BORDERS - COLORED BRICK PATTERN - WATERMARK ON REVERSE SIDE - MISSING FEATURE INDICATES A COPY